

2.63 Acres of Land at Carines Farm, Cubert, Newquay TR8 5ET



A parcel of land extending to 2.63 acres of thereabouts, suitable for agricultural, equestrian or horticultural purposes, located between Cubert and Crantock with a private water supply.

Guide Price: £50,000 Freehold

The Land

The land extends in all to 2.63 acres and lies in a rural position adjoining SSSI grounds of Cubert Common and neighbouring farmland. The land is accessed off a private no-through lane and is bounded by traditional hedge banks and post and rail fencing and would be suitable for the grazing of livestock, horses or indeed horticultural purposes. The land is gently sloping and currently laid to pasture and benefits from a private water supply. From the land extensive views are enjoyed of the surrounding area to Crantock and over the adjoining Cubert Common.



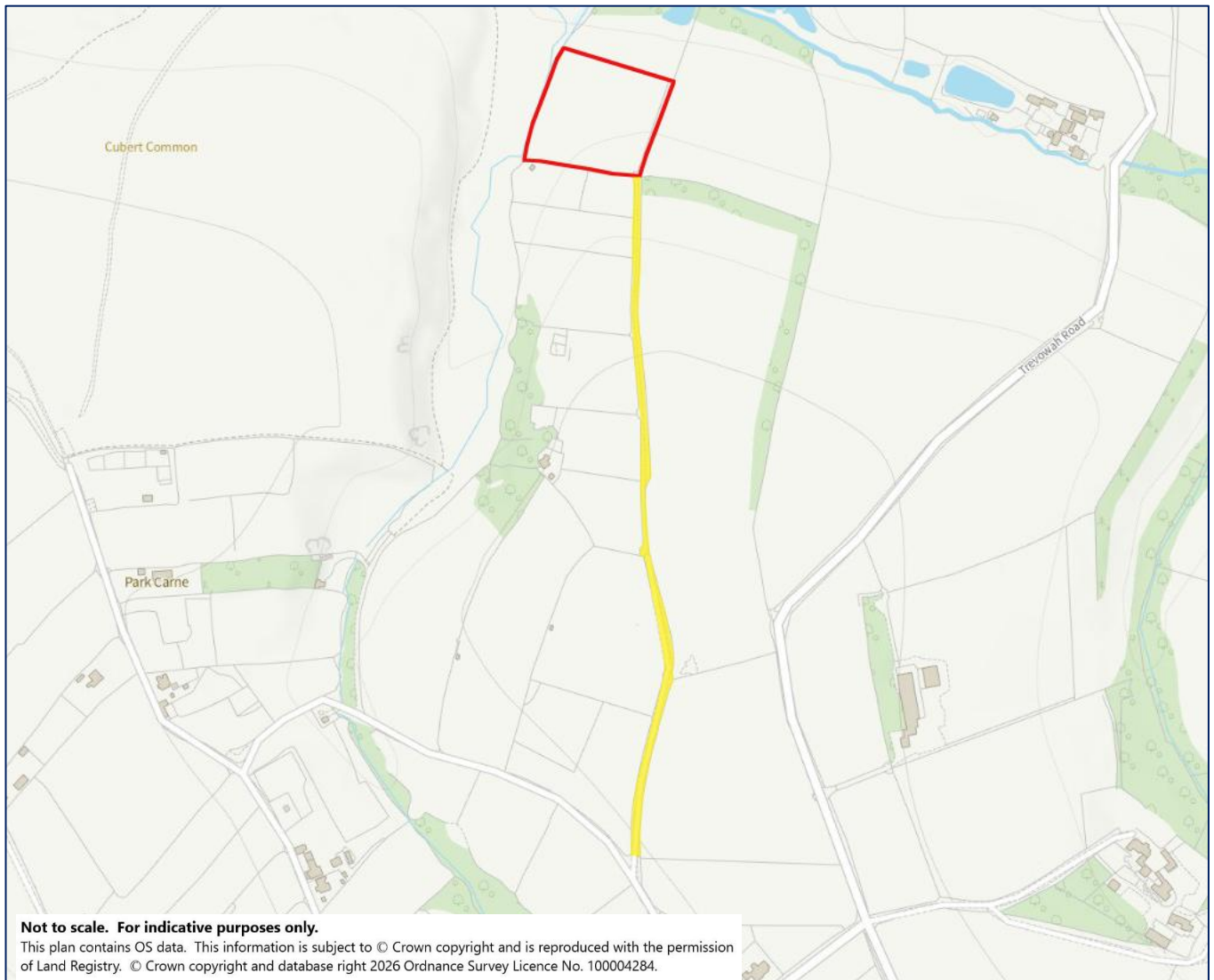
Services: No mains services are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers. **Private Water** – the land has the right to use a borehole located on neighbouring land, connected via a pipe running under the access track. There are formal access rights to inspect, maintain and repair the borehole and pipe, and operating costs are based on fair contribution to maintenance with water charged at the South West Water rate per cubic metre.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A neighbouring land owner has the right of way over a fenced off track along the eastern boundary to their land.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The land lies between the villages of Cubert and Crantock in a rural position bordering the SSSI ground of Cubert Common. Cubert village provides for everyday requirements whilst the larger town of Newquay lies within 4 miles. The land is accessed via the hamlet of Trevorgans from a Council Lane onto an unmade track which leads to the field.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From Cubert follow the road towards Crantock passing Barnwell Equestrian Centre on the right hand side, and on reaching the turning for Trevorgans, turn left and follow this lane without deviation for approximately ½ a mile bearing right to the lane signposted Ruzza. The access track to the land will be found after a short distance on the right hand side as marked by a Lodge & Thomas For Sale board.

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